

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Govanhill Street, Glasgow,  
G42 7PU

203143776

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Govanhill Street, Glasgow, G42 7PU

Get instant cash flow of **£475** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£745** which would provide the investor a Gross Yield of **13.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Govanhill Street, Glasgow,  
G42 7PU

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## Property Key Features

1 bedroom

1 bathroom

Spacious lounge

Easy access to local amenities

Factor Fees: £50.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £475

Market Rent: £745

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

# Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 745

Returns Based on Rental Income	£475	£745
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	N/A	
Letting Fees	£47.50	£74.50
<b>Total Monthly Costs</b>	<b>£315.63</b>	<b>£342.63</b>
<b>Monthly Net Income</b>	<b>£159.38</b>	<b>£402.38</b>
<b>Annual Net Income</b>	<b>£1,912.50</b>	<b>£4,828.50</b>
<b>Net Return</b>	<b>9.04%</b>	<b>22.83%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£3,338.50**  
Adjusted To

Net Return                      **15.78%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£3,853.50**  
Adjusted To

Net Return                      **18.22%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £73,500.



£73,500



Floorplan

## 1 bedroom flat for sale

Govanhill Street, Govanhill, Glasgow, G42

NO LONGER ADVERTISED UNDER OFFER

+ Add to report

Attractive one bedroom starter flat | Housing Association refurbished block | Situated within the...

Marketed from 19 Apr 2021 to 17 Nov 2021 (211 days) by Unicorn Homes.co.uk, Glasgow



£60,000

## 1 bedroom flat for sale

Govanhill Street, Glasgow, Lanarkshire, G42

NO LONGER ADVERTISED SOLD STC

+ Add to report

Truly stunning second floor traditional flat set within substantial sandstone building with accom...

Marketed from 24 Apr 2019 to 31 May 2019 (36 days) by Countrywide, Shawlands

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 1 bedroom flat

1/1 327 Victoria Road, Govanhill, Glasgow, G42 7SA

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Spacious 1st floor flat | Bay window lounge | Dining kitchen | Work from home area | Gas central ...

Marketed from 8 Feb 2024 to 15 Mar 2024 (36 days) by Scottish Property Centre, Shawlands



£895 pcm

## 1 bedroom flat

Bankhall Street, Glasgow, G42

NO LONGER ADVERTISED

+ Add to report

No Agent Fees | Students Can Enquire | Property Reference Number: 1921530

Marketed from 9 Dec 2023 to 22 Dec 2023 (12 days) by OpenRent, London

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**




Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



 [www.letproperty.co.uk](http://www.letproperty.co.uk)

Govanhill Street, Glasgow, G42 7PU

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**